

## ALAMO HEIGHTS, TEXAS



*The cottage area in Alamo Heights, Texas*



*Many neighborhoods exhibit a balance of similarity in building forms with a diversity of details that reflect individual tastes.*

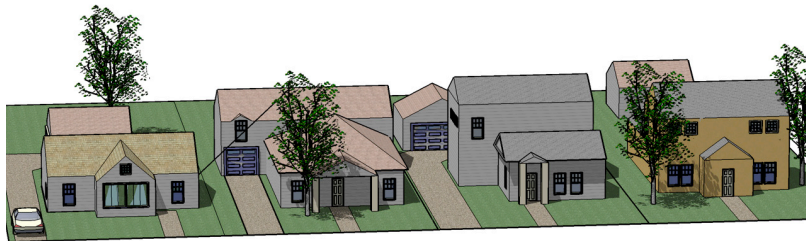
### Residential Infill Strategy and Development Standards

Alamo Heights is an inner ring suburb of San Antonio, linked by the Broadway corridor. It is recognized for the livability of its older neighborhoods, which include a range of lot sizes and architectural styles, and streets framed by a consistent canopy of large shade trees.

In recent years, new buildings had appeared that were out of scale with homes traditionally seen in Alamo Heights and residents grew concerned about a loss of neighborhood character as well as impacts on individual properties. Winter & Company assisted the city in crafting a strategy for accommodating compatible new development and in stimulating appropriate additions to existing buildings.

To explore solutions, Winter & Company conducted a series of workshops with the community in which they defined key features of each neighborhood and then evaluated alternative approaches for regulations and incentives that would help to achieve the goal of preserving community character.

#### Scenario A



#### Scenario B



*Computer models illustrate the scale of replacement structures that would be permitted under differing combinations of mass and scale standards. Permitted development under existing regulations was also modeled.*



# URBAN PLANNING

2

## ALAMO HEIGHTS, TEXAS

A Neighborhood Conservation Strategy emerged that includes revisions to the zoning ordinance, design guidelines, and rehabilitation incentives. A demolition delay ordinance and tree protection regulation are also in the package.

In order to help citizens understand the potential impacts of development under current conditions, Winter & Company generated computer models showing typical development patterns. Then, a model of the maximum development permitted under existing zoning was produced. To bridge the gap between traditional development and development allowed by the zoning code, alternative methods of measuring height and of “sculpting” buildings with required variations in wall plane and lot coverage were explored. Winter & Company then crafted revisions to the zoning code that are intended to accommodate larger houses than seen historically, while still respecting the design traditions of the city’s residential neighborhoods. The city’s new zoning standards were adopted in December 2006.

### SERVICES:

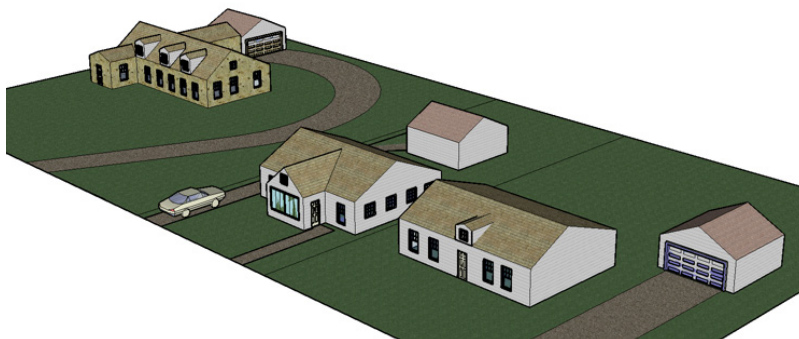
- » Neighborhood character analysis
- » Code analysis
- » Computer modeling of alternatives
- » Residential mass and scale development standards

### CLIENT:

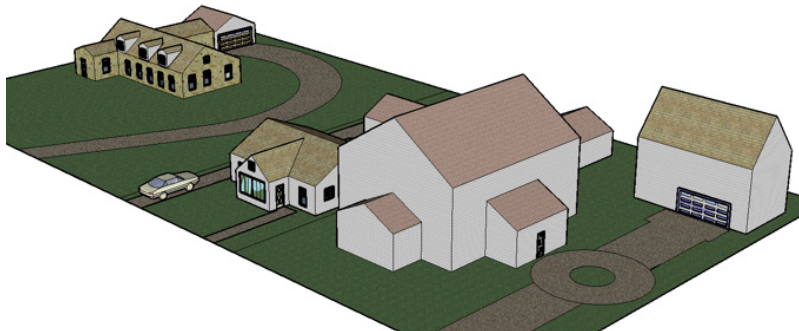
J. Mark Browne  
City Manager  
City of Alamo Heights

### DATE:

2005-2006



*Traditional scale of building*



*Scale permitted under (then) existing regulations*



*Entry characteristic*



Winter & Company

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